

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24/194 Alma Road, St Kilda East Vic 3183

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$660,000

Median sale price

Median price

\$597,500

House

Unit

X

Suburb

St Kilda East

Period - From

01/07/2018

to

30/09/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/89 Hotham St BALACLAVA 3183	\$717,000	29/07/2018
2	5/42 Alexandra St ST KILDA EAST 3183	\$715,000	16/09/2018
3	6/306 Glen Eira Rd ELSTERNWICK 3185	\$690,000	19/08/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



3 1 2

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



1/89 Hotham St BALACLAVA 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$717,000

Method: Auction Sale

Date: 29/07/2018

Rooms: 5

Property Type: Apartment



5/42 Alexandra St ST KILDA EAST 3183 (REI/VG)

Agent Comments

3 1 1

Price: \$715,000

Method: Auction Sale

Date: 16/09/2018

Rooms: 4

Property Type: Apartment



6/306 Glen Eira Rd ELSTERNWICK 3185 (REI)

Agent Comments

3 1 1

Price: \$690,000

Method: Auction Sale

Date: 19/08/2018

Rooms: -

Property Type: Apartment